

***STAFF REPORT***

***Motel Waiver***

**CASE NUMBER:** H.M.W. 10-04                      **COUNCIL MEETING:** June 8, 2010

**LOCATION:** 5225 Summer Avenue  
(Southeast corner of Summer Avenue and I-240)

**COUNCIL DISTRICT(S):** **District 2-Super District 9-Positions 1, 2 & 3**

**OWNERS OF RECORD:** Tejoo, Inc.

**APPLICANT:** Atul Patel

**REQUEST:** Waiver of Special Use Permit requirement for a motel ownership and name change

**AREA:** 3.54 Acres

**EXISTING LAND USE & ZONING:** Motel building in Highway Commercial(C-H) District

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**ADJACENT LAND USE AND ZONING:**

**North:** ‘Perimeter Mall’ shopping center, convenient store, motor vehicle glass service and vacant restaurant buildings in Highway Commercial(C-H) District.

**East:** Large vacant tract of land and vacant auto dealership building in Highway Commercial(C-H) District.

**South:** Vacant tract of land in Highway Commercial (C-H) District.

**West:** Summer and I-240 Inter-change and Interstate 240 in Single Family Residential(R-S15) District.

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**SUMMARY**

The motel is a two-story building 69,843 square feet in area built in 1966 of concrete masonry and wood frame construction on a 3.54 acre lot in Shelby Farms-Germantown Planning District. The motel has guest rooms to the side and rear of the building that open to the outside, including an accessory resident managers’ quarters, meeting facilities and an attached restaurant. The motel is located on the southeast side of Summer Avenue—a seven (7) lane major roadway with curb, gutter and sidewalk. This property has one curb-cut with a private drive entrance and aisles with parking in the front, side and rear yards. A pick-up/drop-off point is located to the front side of the building and the site has exterior lighting and security cameras affixed to building.

The land uses across Summer Avenue from the motel building are primarily commercial in ‘Perimeter Mall’ shopping center for retail sales and shops, including out-parcels for gasoline sales and a vacant restaurant in Highway Commercial(C-H) District zoning. The motel building is wedged between Summer Avenue/Interstate 40/240 Interchange with other commercial uses for a vehicle glass service, gasoline sales, small restaurant and coffee shop and a vacant dealership building with a service garage in Highway Commercial(C-H) District zoning that back-up to Interstate 40. There are no single family homes within one-quarter(¼) mile of this property; nor are there any schools, day cares, community centers or public parks.

**Staff:** *Brian Bacchus*

**E-mail:** [brian.bacchus@memphistn.gov](mailto:brian.bacchus@memphistn.gov)

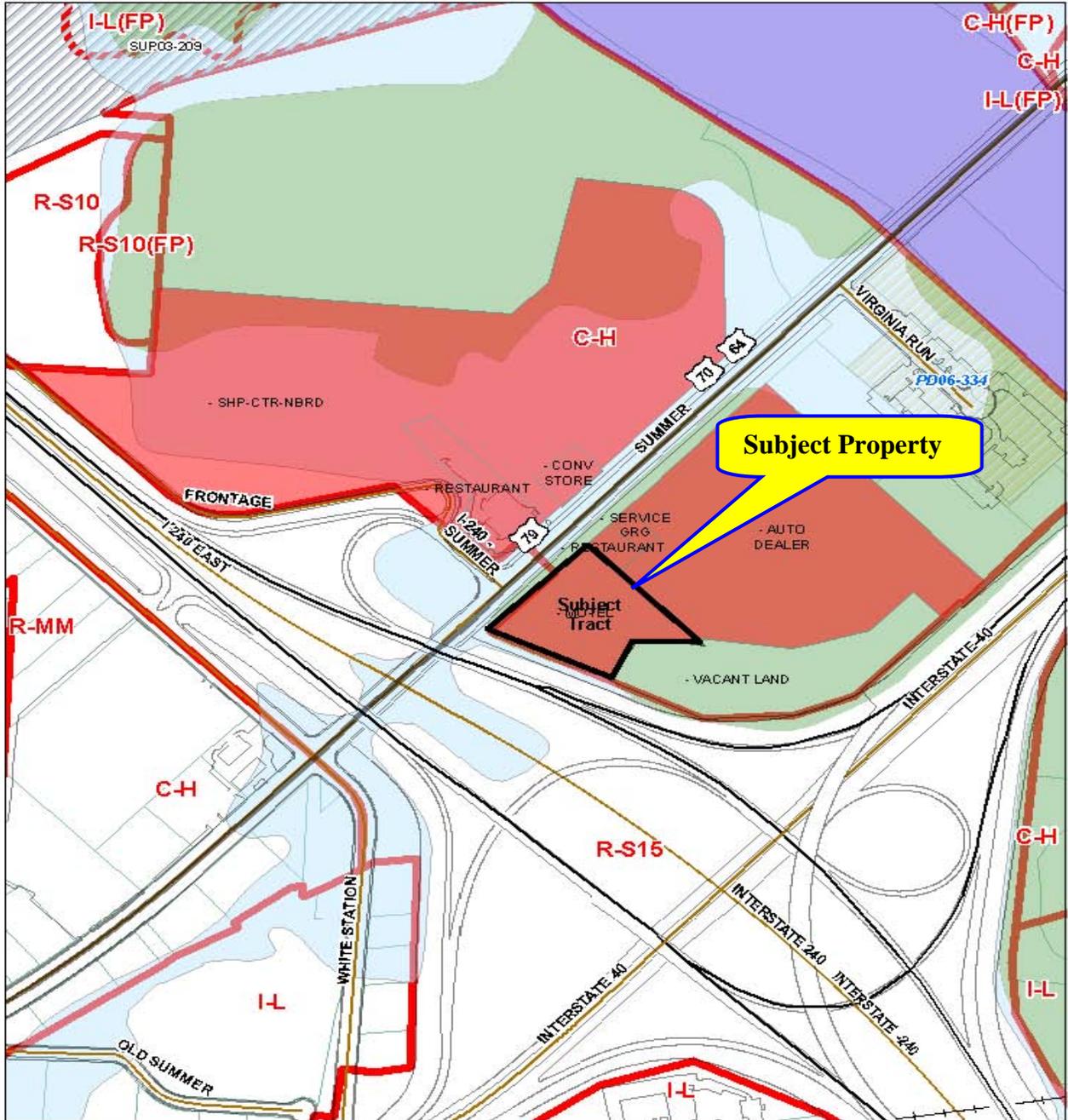
*This application was forwarded Thursday, May 26, 2010 to the following:*

<b>City Engineer:</b>	No comments received as of 6/4/10.
<b>Memphis Fire Services:</b>	No comment.
<b>Memphis Board of Education:</b>	No comment.
<b>AT&amp;T:</b>	No comments.
<b>Memphis &amp; Shelby County Health Dept.:</b>	No comments by Water Quality Branch & Septic Tank Program.
<b>MLG &amp; W:</b>	No objection.
<b>Memphis Police Department:</b>	See attachments.
<b>Neighborhood Associations/Organizations:</b>	None registered.

*Staff: bb*

Zoning-Land Use

**HMW 10 04**



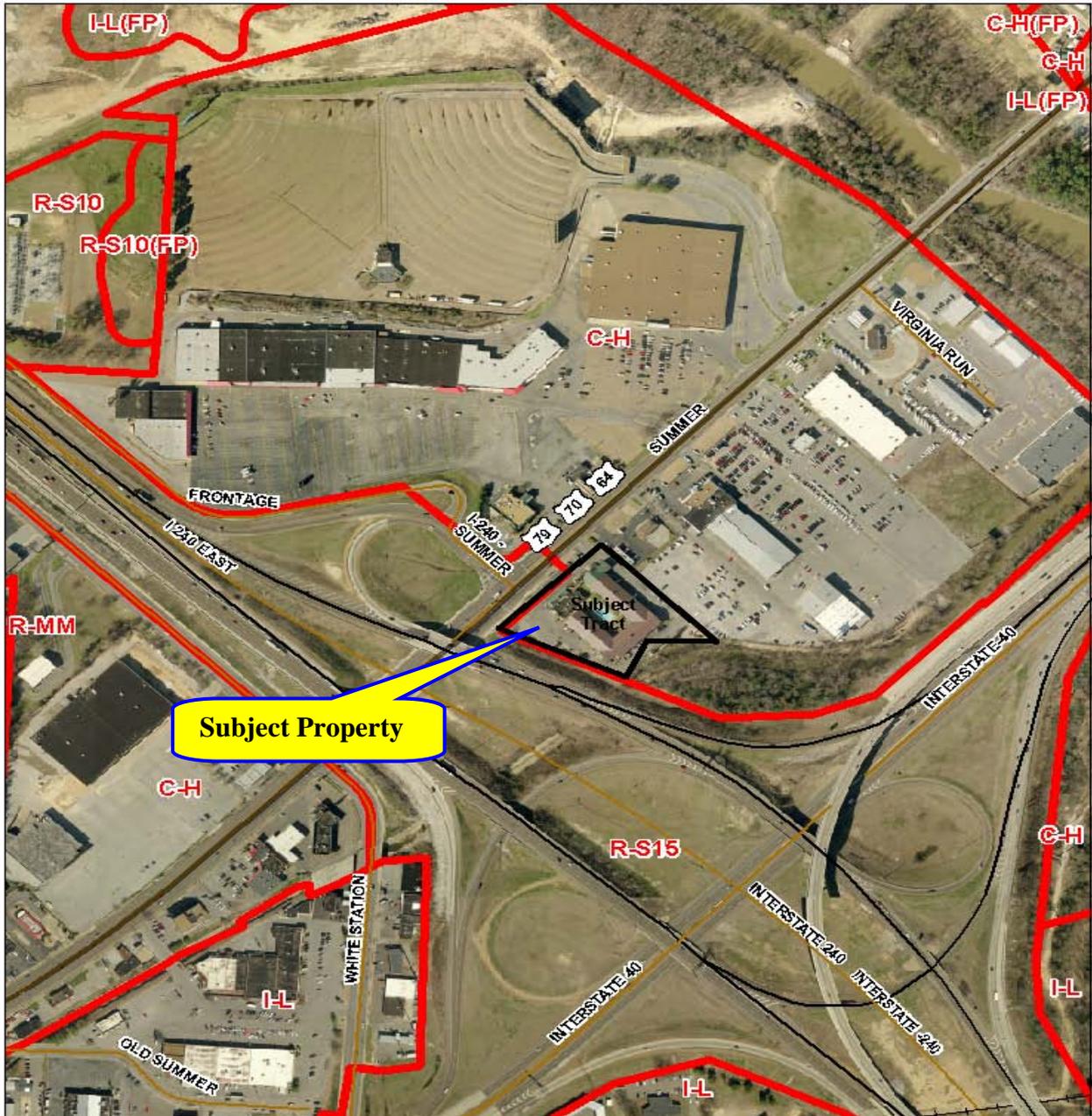
Map Date: 06/01/10  
Shelby County ReGIS 678.2470

580 290 0 580 Feet



Zoning Aerial View

**HMW 10 04**



Map Date: 06/01/10  
Shelby County ReGIS 678.2470

580 290 0 580 Feet



Distance Map: ¼ Mile (1,320 feet)  
(Parks & Schools)

Area Parks... 'None'  
Area Schools... 'None'



Distance Map: 1/4 Mile (1,320 feet)  
(Residential & Institutional Land Use)

*Church... 'None'*  
*Day Care... 'None'*  
*Community Center... 'None'*  
*Single Family Homes... 'None'*



'Welcome Inn'  
5225 Summer Avenue  
(Aerial View)

**HMW 10 04**

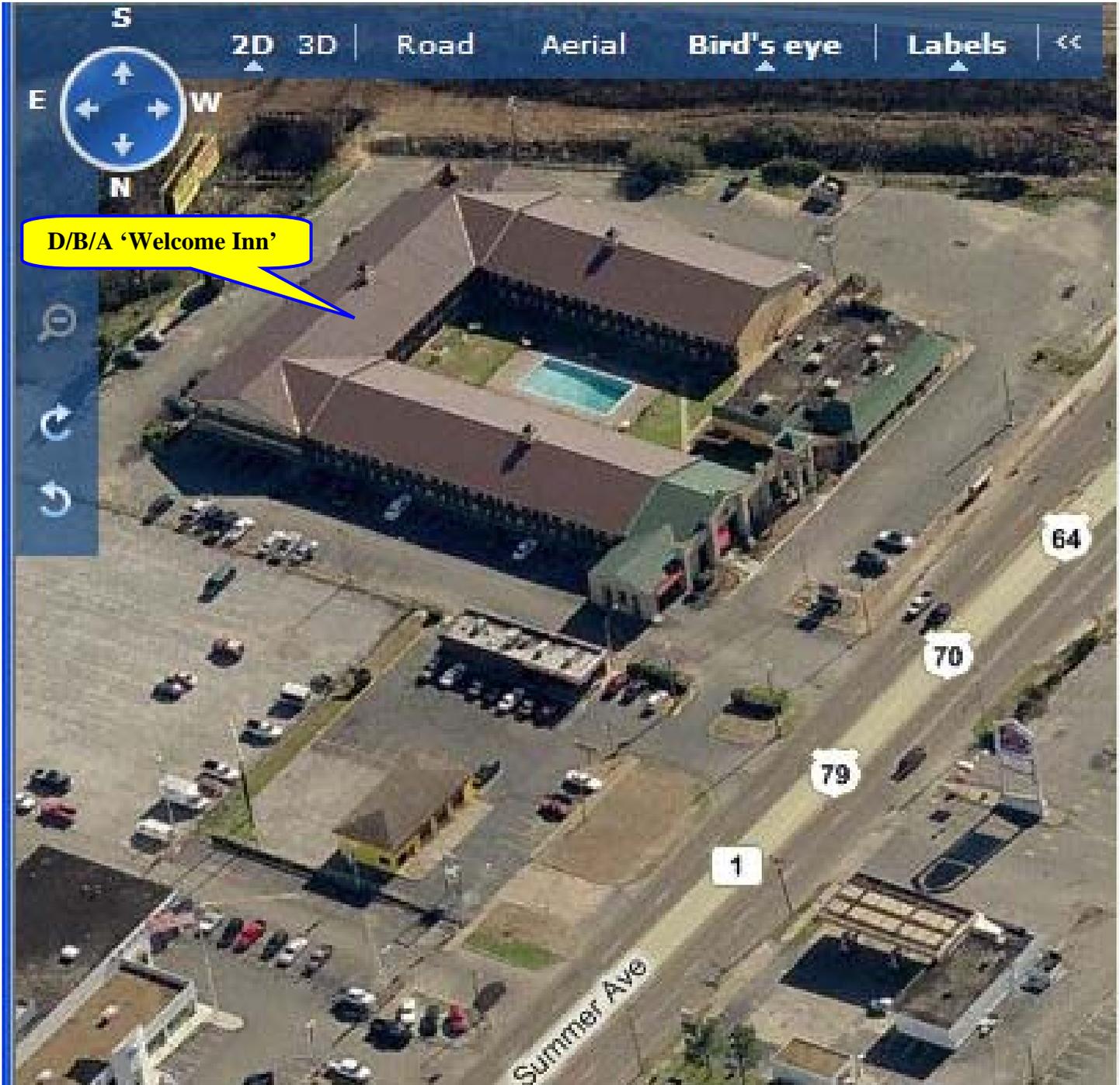


Map Date: 06/01/10  
Shelby County ReGIS 678.2470

90 45 0 90 Feet



'Welcome Inn'  
5225 Summer Avenue  
*(Bird's Eye View)*



**5255 Summer Ave.**  
**ALL CRIMES**  
**June 1, 2009- June 3, 2010**

Incident #	Ward	Location	APT. / BUSN. NAME	Begin Date	DAY	Time	End Date / Time	Offense	Summary
<b>YEAR: 2009</b>			<b>TOTAL: 24</b>						
<b>Larceny</b>			<b>4</b>						
0907004360ME	822	5225 Summer Ave	mapco	07/09/2009	Thur.	0:15	7/9/2009 12:20:00AM	Shoplifting/Misdemeanor	Entry: 01
0909015477ME	822	5225 Summer	Guest Inn	09/26/2009	Sat.	16:00	9/26/2009 5:30:00PM	Theft from Building	Entry:
0907008935ME	822	5225 Summer Ave	Guest Inn	07/16/2009	Thur.	21:25	7/16/2009 9:35:00PM	Theft from Coin Machine/Device	Entry:
0911003434ME	822	5225 Summer	Guest Inn	11/05/2009	Thur.	9:00	11/5/2009 9:00:00PM	Theft from Motor Vehicle	Entry:
<b>Other Crimes</b>			<b>19</b>						
0909008038ME	822	5225 SUMMER	Union Precinct	08/21/2009	Fri.	10:30	8/21/2009 1:30:00PM	Counterfeiting/Forgery	Entry:
0910014703ME	822	5225 Summer Ave	Guest Inn	10/26/2009	Mon.	21:10	10/26/2009 9:30:00PM	Drug Equipment Violation	Entry:
0910014703ME	822	5225 Summer Ave	Guest Inn	10/26/2009	Mon.	21:10	10/26/2009 9:30:00PM	Drugs/Narcotics Violation/Felony	Entry: 01
0907015388ME	822	5225 SUMMER		07/28/2009	Tue.	0:04	7/28/2009 12:04:00AM	Drugs/Narcotics Violation/Felony	Entry:
0906000502ME	822	5225 Summer Ave	Guest Inn Hotel	06/01/2009	Mon.	21:00	6/1/2009 9:58:00PM	Emergency Commitment	Entry:
0906013715ME	822	5225 Summer	Guest Inn	06/25/2009	Thur.	10:00	6/25/2009 1:00:00PM	Intimidation	Entry:
0911013656ME	822	5225 Summer Ave	Guest Inn	11/24/2009	Tue.	22:30	11/24/2009 11:00:00PM	Intimidation/DV	Entry:
0912013331ME	822	5225 SUMMER		12/26/2009	Sat.	12:26	12/26/2009 12:26:00PM	Memo: Domestic Violence Bureau	Entry:
0906004972ME	822	5225 SUMMER		06/09/2009	Tue.	11:02	6/9/2009 11:02:00AM	Memo: Organized Crime Unit	Entry:
0909003187ME	822	5225 Summer	guest inn hotel	09/04/2009	Fri.	20:00	9/4/2009 9:00:00PM	Memo: Organized Crime Unit	Entry:
0911002963ME	822	5225 Summer Ave	Guest Inn	11/05/2009	Thur.	21:45	11/5/2009 10:00:00PM	Memo: Sex Crimes Bureau	Entry:
0907006374ME	822	5225 SUMMER		07/10/2009	Fri.	22:00	7/11/2009 12:30:00AM	Obscene/Harassing Phone Calls	Entry:
0908017479ME	822	5225 Summer	Guest inn	08/30/2009	Sun.	15:45	8/30/2009 3:50:00PM	Simple Assault	Entry:
0907014729ME	822	5225 Summer	Guest Inn	07/27/2009	Mon.	2:30	7/27/2009 2:40:00AM	Simple Assault	Entry:
0908013325ME	822	5225 Summer	Guest inn	08/23/2009	Sun.	16:45	8/23/2009 4:55:00PM	Simple Assault/DV	Entry:
0909009482ME	822	5225 Summer Ave	Guest Inn	09/16/2009	Wed.	22:00	9/16/2009 10:30:00PM	Simple Assault/DV	Entry:
0910002326ME	822	5225 Summer Ave	best value inn room 162	10/03/2009	Sat.	15:00	10/3/2009 3:00:00PM	Simple Assault/DV	Entry:
0912012570ME	822	5225 Summer Ave	Guest Inn	12/26/2009	Sat.	19:30	12/26/2009 7:40:00PM	Simple Assault/DV	Entry:
0910014703ME	822	5225 Summer Ave	Guest Inn	10/26/2009	Mon.	21:10	10/26/2009 9:30:00PM	Weapon Law Violations/Misdemeanor	Entry:
<b>Forcible Rape</b>			<b>1</b>						
0907000192ME	524	5225 Summer Ave	Guest Inn	06/30/2009	Tue.	19:00	6/30/2009 8:00:00PM	Forcible Rape	Entry:
<b>YEAR: 2010</b>			<b>TOTAL: 6</b>						
<b>Auto Theft</b>			<b>1</b>						
1004008978ME	822	5225 Summer	Guest inn	04/16/2010	Fri.	17:45	4/16/2010 6:00:00PM	MVT/Passenger Vehicle	Entry: 03
<b>Other Crimes</b>			<b>4</b>						
1005005526ME	822	5225 Summer Ave		05/11/2010	Tue.	3:15	5/11/2010 3:30:00AM	Bribery	Entry:
1004009899ME	822	5225 Summer Ave	Guest Inn	04/17/2010	Sat.	12:00	4/17/2010 9:00:00PM	Memo: Burglary Bureau	Entry:
1004005271ME	822	5225 Summer Ave	Guest Inn	04/10/2010	Sat.	14:00	4/10/2010 2:00:00PM	Simple Assault	Entry:
1002007164ME	822	5225 SUMMER AVE	Guess Inn	02/14/2010	Sun.	3:10	2/14/2010 3:10:00AM	Vandalism/Misdemeanor	Entry: 01
<b>Other Crimes</b>			<b>1</b>						
1004001372ME	823	5225 Summer	Guest Inn	03/29/2010	Mon.	12:00	4/3/2010 1:50:00PM	Intimidation/DV	Entry:

*\*Entry (01-Front Door, 02-Rear Door, 03-Side Door, 04-Patio/Sliding Door, 05-Rear Window, 06-Side Window, 07-Front Window, 08-Vent 09-Garage, 10-Ceiling, 11-Trunk, 12-Wall, 13-Floor, 14-Duct, 15-Hood, 16-Unknown)*